098.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,400 /	872,400
					USE VALUE:	872,400 /	872,400
					ASSESSED:	872,400 /	872,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRIVITERA PHILIP J TRUSTEE
Owner 2:	30 FROST STREET REALTY TRUST
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	ARNOLD EDITH C TRUSTEE -
Owner 2:	EDITH ARNOLD TRUST -
Street 1:	30 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,430 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1966, having primarily Wood Shingle Exterior and 2605 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8430.000	401,400		471,000	872,400
Total Card	0.194	401,400		471,000	872,400
Total Parcel	0.194	401,400		471,000	872,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.89 | /Parcel: 334.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63898
GIS Ref	
GIS Ref	
Insp Date	10/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,300	0	8,430.	471,000	872,300	872,300	Year End Roll	12/18/2019
2019	101	FV	322,500	0	8,430.	471,000	793,500	793,500	Year End Roll	1/3/2019
2018	101	FV	322,500	0	8,430.	403,700	726,200	726,200	Year End Roll	12/20/2017
2017	101	FV	322,500	0	8,430.	376,800	699,300	699,300	Year End Roll	1/3/2017
2016	101	FV	322,500	0	8,430.	323,000	645,500	645,500	Year End	1/4/2016
2015	101	FV	295,300	0	8,430.	289,300	584,600	584,600	Year End Roll	12/11/2014
2014	101	FV	295,300	0	8,430.	267,800	563,100	563,100	Year End Roll	12/16/2013
2013	101	FV	295,300	0	8,430.	255,400	550,700	550,700		12/13/2012

!7965!

PRINT

Date	Time
12/10/20	22:33:40

LAST REV

Date	Time
05/07/19	15:10:13
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7965

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNOLD EDITH C	54667-354		5/11/2010		550,000	No	No		
ARNOLD ROBERT	25979-149		1/18/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	63898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/1996	95	Manual	8,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
2/10/2009	Meas/Inspect	294	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
7/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8430		Sq. Ft.	Site		0	70.	0.80	4									471,030						471,000	

Total AC/HA: 0.19353 | Total SF/SM: 8430 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 471,030 | Spl Credit | Total: 471,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30996227
Const Adj.:	1.01808000
Adj $ / SQ:	126.696
Other Features:	107214
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493123
Depreciation:	91721
Depreciated Total:	401402

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

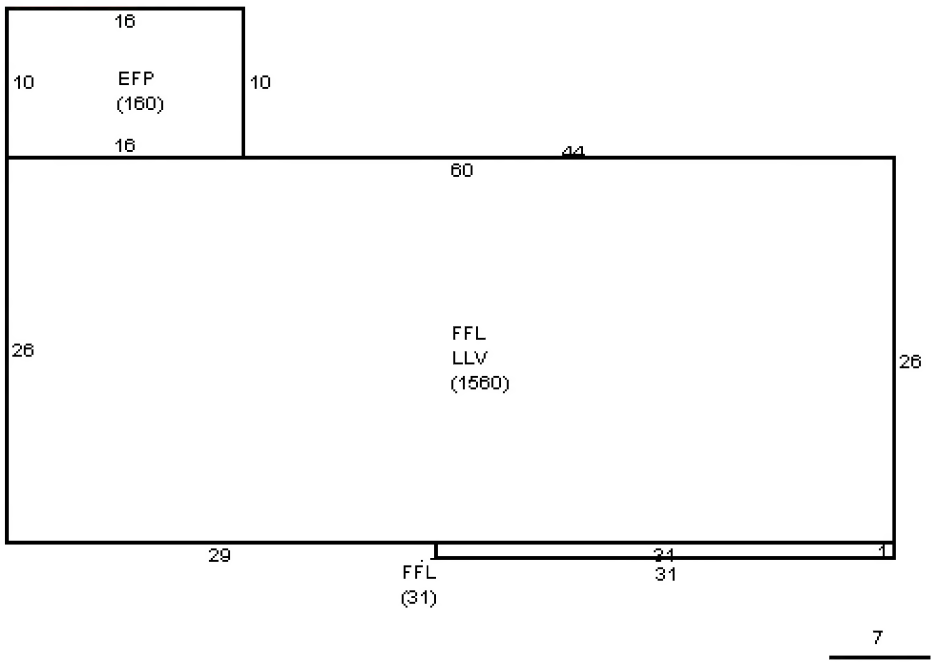
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.37
Special Features:	0	Val/Su Net:	121.23
Final Total:	401400	Val/Su SzAd	252.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,591	126.700	201,574
LLV	Lower Level	1,560	84.810	132,300
EFP	Enclos Porch	160	45.040	7,206

Net Sketched Area:	3,311			Total:	341,080
Size Ad	1591	Gross Are	3311	FinArea	2605

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

098.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	